

Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number   <input type="checkbox"/> <i>Individual appearing without counsel</i> <input type="checkbox"/> <i>Attorney for:</i>	FOR COURT USE ONLY
<b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA</b>	
In re:     <div style="text-align: right;">Debtor(s).</div>	CHAPTER:  CASE NO.:
	DATE: TIME: CTRM: FLOOR:

**NOTICE OF MOTION AND MOTION FOR RELIEF FROM THE AUTOMATIC STAY  
 UNDER 11 U.S.C. § 362 (with supporting declarations)  
 (MOVANT: \_\_\_\_\_)  
 (Unlawful Detainer)**

1. NOTICE IS HEREBY GIVEN to the Debtor(s) ("Responding Party"), Debtor's attorney, and other interested parties that on the above date and time and in the indicated courtroom, Movant in the above-captioned matter will move this Court for an Order granting relief from the automatic stay as to Debtor and Debtor's bankruptcy estate on the grounds set forth in the attached Motion.
  
- ☐ NOTICE IS ALSO GIVEN to the Trustee as an additional Responding Party, because the Motion relates to a nonresidential property.
  
2. **Hearing Location:**
☐ **255 East Temple Street, Los Angeles**
☐ **411 West Fourth Street, Santa Ana**  
☐ **21041 Burbank Boulevard, Woodland Hills**
☐ **1415 State Street, Santa Barbara**  
☐ **3420 Twelfth Street, Riverside**
  
3. a. ☐ This Motion is being heard on REGULAR NOTICE pursuant to Local Bankruptcy Rule 9013-1. If you wish to oppose this Motion, you must file a written response to this Motion with the Bankruptcy Court and serve a copy of it upon the Movant's attorney (or upon Movant, if the motion was filed by an unrepresented individual) at the address set forth above no less than 14 days before the above hearing and appear at the hearing of the Motion.
- b. ☐ This Motion is being heard on SHORTENED TIME. If you wish to oppose this Motion, you must appear at the hearing. Any written response or evidence must be filed and served: ☐ at the hearing ☐ at least \_\_\_\_\_ court days before the hearing.
  
- (1) ☐ A Motion for Order Shortening Time was not required (according to the calendaring procedures of the assigned judge).
- (2) ☐ A Motion for Order Shortening Time was filed per Local Bankruptcy Rule 9075-1(b) and was granted by the Court.
- (3) ☐ A Motion for Order Shortening Time has been filed and remains pending.
  
4. You may contact the Bankruptcy Clerk's office to obtain a copy of an approved court form for use in preparing your response (*Optional Court Form 390*), or you may prepare your response using the format required by Local Bankruptcy Rule 1002-1.
  
5. If you fail to file a written response to the Motion or fail to appear at the hearing, the Court may treat such failure as a waiver of your right to oppose the Motion and may grant the requested relief.

Dated:

\_\_\_\_\_  
*Print Law Firm Name (if applicable)*

\_\_\_\_\_  
*Print Name of Individual Movant or Attorney for Movant*

\_\_\_\_\_  
*Signature of Individual Movant or Attorney for Movant*

This form is mandatory by Order of the United States Bankruptcy Court for the Central District of California.

In re	(SHORT TITLE)	CHAPTER:
	Debtor(s).	CASE NO.:

**MOTION FOR RELIEF FROM THE AUTOMATIC STAY  
(Unlawful Detainer)**

**(MOVANT: \_\_\_\_\_)**

1. **The Property at Issue:** Movant moves for relief from the automatic stay to obtain possession of the residential or nonresidential premises at the following address:

*Street:*

*Apartment/Suite No.:*

*City, State, Zip Code:*

**The Property is:**    ☐ **Residential**    ☐ **Nonresidential**

2. **Case History:**

- a. A ☐ Voluntary    ☐ Involuntary    Petition under Chapter ☐ 7    ☐ 11    ☐ 12    ☐ 13 was filed on  
(specify date):

- b. ☐ An Order of Conversion to Chapter ☐ 7    ☐ 11    ☐ 12    ☐ 13 was entered on:

- c. ☐ Other bankruptcy cases affecting this Property have been pending within the past two years. See Attached Declaration.

3. **Grounds for Relief from Stay:**

- a. ☐ Pursuant to 11 U.S.C. § 362(d)(1), cause exists because, as of petition date, Debtor(s) had no right to continued occupancy of the premises, as follows:
- (1) ☐ An unlawful detainer judgment in favor of Movant was entered pre-petition.
  - (2) ☐ An unlawful detainer proceeding was commenced pre-petition.
  - (3) ☐ Movant acquired title to the premises by foreclosure sale pre-petition and recorded the deed within the period provided by state law for perfection.
  - (4) ☐ The lease or other right of occupancy expired by its terms pre-petition.
  - (5) ☐ Debtor(s)/trustee has/have not assumed this commercial lease within 60 days of the filing of the bankruptcy petition.
  - (6) ☐ Lease payments have not been made since the filing of the petition.
- b. ☐ Pursuant to 11 U.S.C. § 362(d)(2)(A), Debtor(s) has/have no equity in the Property; and pursuant to § 362(d)(2)(B), the Property is not necessary to an effective reorganization.
- c. ☐ The bankruptcy case was filed in bad faith to delay, hinder or defraud Movant.
- (1) ☐ Movant is the only creditor or one of very few creditors listed on the master mailing matrix.
  - (2) ☐ Other bankruptcy cases have been filed asserting an interest in the same property.
  - (3) ☐ The Debtor(s) filed what is commonly referred to as a "face sheet" filing of only a few pages consisting of the Petition and a few other documents. No Schedules or Statement of Affairs (or Chapter 13 Plan, if appropriate) has been filed.

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**4. Evidence in Support of Motion: (*Important Note: Declaration(s) in support of the Motion MUST be attached hereto.*)**

- ☐ Movant submits the attached Unlawful Detainer Declaration to provide evidence in support of the Stay Motion pursuant to Local Bankruptcy Rules.
- ☐ Other declaration(s) are also attached in support of this Motion.

**WHEREFORE, Movant prays that this Court issue an Order granting the following:**

1. Termination of the stay to allow Movant to enforce its remedies to obtain possession of the Property in accordance with applicable law.
2. ☐ Annulment of the stay retroactive to the petition date, so that enforcement actions taken by Movant before receipt of the notice of the automatic stay will not be deemed to have been voided by the stay.
3. ☐ Alternatively, if immediate relief from stay is not granted with respect to the Property because the Property is the subject of a lease that may be assumable:
  - a. Establishment of a deadline for assumption or rejection of the lease.
  - b. Adequate protection in the form of regular payments at the lease rate from petition date until assumption or rejection of the lease.
4. Additional provisions requested:
  - a. ☐ That the Order be binding and effective in any bankruptcy case commenced by or against the above-named Debtor(s) for a period of 180 days from the entry of the Order on this Motion.
  - b. ☐ Termination or modification of the Co-debtor Stay of 11 U.S.C. § 1201 or § 1301 as to the above-named co-debtor, on the same terms and conditions.
  - c. ☐ That the 10-day stay prescribed by Bankruptcy Rule 4001(a)(3) be waived.
  - d. ☐ See Extraordinary Relief Attachment (*Attach Optional Court Form 350ER*).
  - e. ☐ For additional relief requested, see attached continuation page.
5. This order will be binding in any and all chapters following any later conversion of this case to a case under a different chapter of Title 11 of the United States Code, unless a specific exception has been provided herein.

Dated:

Respectfully submitted,

\_\_\_\_\_  
*Movant Name*

\_\_\_\_\_  
*Law Firm Name (if applicable)*

By: \_\_\_\_\_  
*Signature*

Name: \_\_\_\_\_  
*Individual Movant or Attorney for Movant*

In re	(SHORT TITLE)	CHAPTER:
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**UNLAWFUL DETAINER DECLARATION**  
**(MOVANT: \_\_\_\_\_)**

I, \_\_\_\_\_, declare as follows:  
 (Print Name of Declarant)

1. I have personal knowledge of the matters set forth in this declaration and, if called upon to testify, I could and would competently testify thereto. I am over 18 years of age. I have knowledge regarding Movant's interest in the Property because:

- ☐ I am the Movant and owner of the Property.
- ☐ I manage the Property as the authorized agent for the Movant.
- ☐ Other (specify):

2. I am one of the custodians of the books, records and files of Movant as to those books, records and files that pertain to the rental of this Property. I have personally worked on books, records and files, and as to the following facts, I know them to be true of my own knowledge or I have gained knowledge of them from the business records of Movant on behalf of Movant, which were made at or about the time of the events recorded, and which are maintained in the ordinary course of Movant's business at or near the time of the acts, conditions or events to which they relate. Any such document was prepared in the ordinary course of business of Movant by a person who had personal knowledge of the event being recorded and had or has a business duty to record accurately such event. The business records are available for inspection and copies can be submitted to the court if required.

3. This declaration supports the Stay Motion relating to the property ("Property") commonly known as:

*Street Address:*  
*Apartment/suite no.:*  
*City, State, Zip Code:*

4. Movant is the legal owner of the Property, or the owner's legally authorized agent. A true and correct copy of the Trustee's Deed upon Sale, lease, rental agreement, or other document evidencing Movant's interest in the Property is attached as Exhibit \_\_\_\_\_. A true and correct copy of any applicable document establishing Movant's authority as agent for the owner is attached as Exhibit \_\_\_\_\_.

5. The Property is: ☐ residential property ☐ non-residential property

a. Debtor(s) occupies the Property

- ☐ on a month-to-month tenancy ☐ pursuant to a lease that is in default
- ☐ after a foreclosure sale on: \_\_\_\_\_ ☐ other (specify):

b. ☐ Debtor(s) has/have failed to pay the monthly rent of \$\_\_\_\_\_ since the following date (specify date):

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- c. ☐ In addition, Debtor(s) has/have failed to pay other obligations under the lease, including the following (*See attached continuation page for itemization*):
- (1) ☐ Common area maintenance charges
  - (2) ☐ Property taxes
  - (3) ☐ For additional obligations, see attached continuation page.
6. Debtor(s)'s bankruptcy petition in this case was filed on (*specify date*):
7. Procedural status in state court (*indicate all that apply, and provide dates for completed steps*):
- a. ☐ Movant caused a Notice to Quit to be served upon the Debtor(s) on (*specify date*):
  - b. ☐ Before the filing of the petition, Movant had commenced an unlawful detainer proceeding in state court and completed the following:
    - (1) ☐ Movant filed a Complaint for Unlawful Detainer against the Debtor(s), a true and correct copy of which is attached as Exhibit \_\_\_\_\_, on (*specify date*):
    - (2) ☐ Trial was held on (*specify date*):
    - (3) ☐ An Unlawful Detainer Judgment against the Debtor(s), a true and correct copy of which is attached as Exhibit \_\_\_\_\_, was entered on the Complaint for Unlawful Detainer on (*specify date*):
    - (4) ☐ A Writ of Possession for the Property, a true and correct copy of which is attached as Exhibit \_\_\_\_\_, was issued by the state court on (*specify date*):
  - c. ☐ Debtor(s)/trustee has/have not assumed this commercial lease within 60 days of the filing of the bankruptcy petition.
  - d. ☐ The regular lease payments have not been made since the filing of the petition.
8. ☐ Debtor(s) has/have no equity in the Property because Debtor(s) does/do not have a lease interest that could be assumed or assigned under 11 U.S.C. § 365.
9. ☐ The Property is not necessary to an effective reorganization because (*specify*):
- a. ☐ The Property is residential and is not producing income for the Debtor(s).
  - b. ☐ The Property is commercial, but no reorganization is reasonably in prospect.
  - c. ☐ Other (*specify*):
10. ☐ The bankruptcy case was filed in bad faith to delay, hinder or defraud Movant.
- a. ☐ Movant is the only creditor or one of very few creditors listed on the master mailing matrix.
  - b. ☐ Other bankruptcy cases have been filed asserting an interest in the same property.
  - c. ☐ The Debtor(s) filed what is commonly referred to as a "face sheet" filing of only a few pages consisting of the Petition and a few other documents. No Schedules or Statement of Affairs (or Chapter 13 Plan, if appropriate) has been filed.
  - d. ☐ Other (*specify*):

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11. ☐ Other bankruptcy cases that have prevented Movant from recovering possession of this Property include the following:

a. Case Name:  
Case Number: Chapter:  
Date Filed: Date Dismissed:  
Relief from stay re this Property ☐ was ☐ was not granted.

b. Case Name:  
Case Number: Chapter:  
Date Filed: Date Dismissed:  
Relief from stay re this Property ☐ was ☐ was not granted.

c. ☐ See attached continuation page for more information about other cases.

12. ☐ Movant seeks annulment of the automatic stay and validation of any and all of the actions set forth in paragraph 7 that took place after the filing of the bankruptcy petition in this case.

- a. ☐ These actions were taken by Movant without knowledge of the bankruptcy filing, and Movant would have been entitled to relief from stay to proceed with these actions.
- b. ☐ Although Movant knew about the bankruptcy filing, Movant had previously obtained relief from stay to proceed with these enforcement actions in prior bankruptcy cases affecting this Property as set forth in paragraph 11 above.
- c. ☐ For other facts justifying annulment, see attached continuation page.

**I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct and that this Declaration was executed on \_\_\_\_\_ at \_\_\_\_\_. (city, state)**

\_\_\_\_\_  
*Print Declarant's Name*

\_\_\_\_\_  
*Signature of Declarant*

In re   Debtor(s).	(SHORT TITLE)	CHAPTER:  CASE NO.:
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**PROOF OF SERVICE**

STATE OF CALIFORNIA  
COUNTY OF \_\_\_\_\_

- I am over the age of 18 and not a party to the within action. My business address is as follows:
- Regular Mail Service:** On \_\_\_\_\_, pursuant to Local Bankruptcy Rule 9013-1, I served the documents described as: NOTICE OF MOTION and MOTION FOR RELIEF FROM THE AUTOMATIC STAY UNDER 11 U.S.C. § 362 (including supporting declarations) on the interested parties at their last known address in this action by placing a true and correct copy thereof in a sealed envelope with postage thereon fully prepaid in the United States Mail at \_\_\_\_\_, California, addressed as set forth on the attached list.

**Note:** If the Notice and Motion have been served pursuant to an Order Shortening Time ("Order"), you must file a Proof of Service that indicates that the notice and service requirements contained in the Order have been met.

- See attached list for names and addresses of all parties and counsel that have been served.** (In the manner set forth in Local Bankruptcy Rule 7004-1(b), specify capacity in which service is made; e.g., Debtor, Debtor's Attorney, Trustee, Trustee's Attorney, Creditors Committee or 20 largest unsecured creditors, etc.)

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

Dated:

\_\_\_\_\_  
Type Name

\_\_\_\_\_  
Signature